

**Loudoun County**  
**Residential Classifications**  
**November 2013**

In order to assist in ascribing more accurate household size factors to Loudoun's unit-types, new breakdowns for single-family detached and multi-family units are proposed. The classification and definition of the various residential unit types are provided below.

1. **Single-Family Detached (SFD):** A dwelling that is not attached to any other dwelling by any means. Includes accessory dwelling units and mobile homes. A distinction between suburban SFDs and Rural SFDs is made as follows.
  - **Suburban:** SFD factors apply to the Potomac, Sterling, Ashburn, Dulles, Leesburg, and Route 7 West planning subareas. Route 7 West is included because the majority of its population resides in incorporated towns.
  - **Rural:** SFD factors apply to the Northwest, Rt. 15 North, Rt. 15 South, and Southwest planning subareas.
2. **Single-Family Attached (SFA):** Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance. No changes have been made to this classification.
3. **Multi-Family (MF):** A building containing multiple dwelling units.
  - **Multi-Family Attached (MFA):** Commonly referred to as "garden style," "mid-rise," and "high-rise" condominiums/apartments.

A group of dwelling units contained within a building, where each dwelling unit in the building generally consisting of a single floor or level, and each unit is accessed by one or more common entrances leading directly from the outdoors at ground level, except that a ground floor dwelling unit may have its own ground floor external entrance.
  - **Multi-Family Stacked (MFST):** Commonly referred to as "stacked townhomes", "one-over-twos", and "two-over-twos."

A grouping of dwelling units where each unit within the grouping has its own ground floor entrance or shares a ground floor entrance with only an adjacent unit. At least one dwelling unit within the grouping contains 2 or more stories and is situated over or under another dwelling unit.
4. **Group Quarters (GQ)\*:** A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers.

\* Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.